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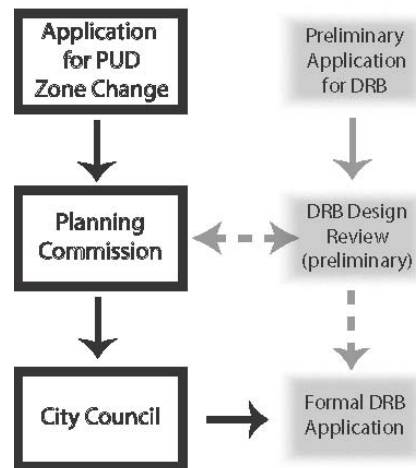
PUD Text Amendment

Concepts shown in an Annotated Form

This document shows suggested DRAFT concepts for specific sections of the zoning ordinance that may be revised as part of this PUD Text Amendment.

Article I. Administrative Provisions.

Process for approvals may be revised to reflect a new review process for PUD zoning. Alternatively, the process may be described within the PUD district. The process may be graphically shown as:



Purpose

This section states the intent, or purpose, of the zoning district. The PUD purpose includes:

- ♦ **To ensure consistency with the city’s General Plan, vision and values, to promote and provide opportunity for infill and refill development with compatibility between new and existing developments, flexible development standards, sustainability and creative design.**
- ♦ **To provide for land uses that would implement the General Plan, but cannot be achieved under the existing zoning designation [i.e. mixed use neighborhood GP with a C-3 Zoning].**
- ♦ **To create context and compatibility, especially where new development may be located near or adjacent to established neighborhoods, including single family.**
- ♦ **To encourage mixed use development that may consist of vertically and/or horizontally combinations of residential, commercial, employment, and other uses.**
- ♦ **To be flexible in terms of the needs of various property characteristics such as size, shape, street frontage, neighboring uses, and is sensitive to site context and compatibility.**

Article III. Definitions

New definitions may result as new terminology could be used in the PUD district to describe desired development results and requirements. These new definitions include:

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- Compatibility
- Context
- Public realm/ open space
- Sustainability
- Form Code

Article IV. Districts and Boundaries Thereof.

Article IV lists all of the zoning districts contained in the zoning ordinance. This article would be updated to include the PUD zone.

Article V. District Regulations.

The new PUD district would be contained in Article V. which includes various existing zoning districts. The sections of the PUD district comprise the bulk of this text amendment and may include:

General provisions. The general provisions section establishes the rules for the proposed district including approval processes.

Approvals.

- ♦ A PUD district could be developed under an approved overall site development plan.
- ♦ The zoning and design review would be simultaneously with preliminary design for context and compatibility presented in a preliminary design for Development Review Board analysis statement to the Planning Commission. The Planning Commission would consider the Board's statement as well as the zoning elements for recommendation to the City Council, including uses, maximum building height, density, and parking. The City Council would make the final zoning decision. After City Council decides the zoning the Development Review Board would consider refined design elements for design review.

Site development plan.

- ♦ A site development plan would accompany the zoning proposal. Elements of the site development plan may include demonstration of intensity, density, landscaping, open space, context and compatibility, shape and massing elevations.
- ♦ *Use Regulations.* The uses allowed in the PUD district would be uses that cannot be achieved with the existing zoning, such as mixed use development with residential. These uses would be compatible with the General Plan's mixed use land use designations. The allowed uses of a PUD zoning would be indicated on the development plan and approved by city council.

Development standards. The development standards section establishes the potential resulting development characteristics.

- ♦ Intensity, including density, allowable floor area, and lot coverage is established in the site development plan.
- ♦ Building height may be up to 3-stories for a maximum 45 total feet with exceptions for mechanical and green building elements affixed to the rooftop. *[Concept: For context and compatibility purposes, building height would be limited to 1-story of 15-feet in height within 50 feet of an R-1 zoning district, 2-stories of 30-feet in height for a distance between 50 feet*

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and 100 feet of an R-1 zoning district.] Based on the supporting site development plan and context/compatibility tests roof top decks and patios above the first story may be controlled to limit views into R-1 district properties.

- ◆ Street frontages. Building dimensions along street frontages may be limited vertically and horizontally in relation to an individual property length of street frontage. Lots may be required to step back the horizontal and vertical walls for the purpose of creating variety and interest along the street frontage. Examples of vertical and horizontal wall placement is:
 - Vertical: All building walls would be limited to a vertical dimension of 36 feet for not more than 50% of the horizontal dimension of the wall plane facing the street frontage. The remaining 50% of the vertical wall could incorporate step backs of __ foot vertical for every __ foot of horizontal measurement from the right-of-way/property line.
 - Horizontal: All building walls could be limited to horizontal dimension of one hundred (100) feet without a “break.” A break would be an interruption of the building wall plane with either a recess or an offset measuring at least __ feet in depth and ____ of the building in length.
 - Wall breaks at intersections of streets classified as arterials or greater may require all building walls be stepped away from the street intersection at an increasing dimension from a point beginning __ feet from the street intersection line in each direction forming a triangle at intersecting points.
- ◆ Required yards are needed for compatibility where PUD sites are adjacent to R-1 districts. The use of these yards should be for common or private open space.
- ◆ Private and public realm open space should be required for residential units and as a means of establishing a setting for buildings and development along streets. Private open space could be based on the dwelling unit area and not necessarily at the ground level. Public realm open space would be visible and accessible to the owners, tenants, and occupants of the development plan site as well as the general public.
- ◆ Walls, fences and required screening. Operations should be conducted within enclosed buildings where there is proximity to an R-1 district; storage and trash should be enclosed.
- ◆ Lighting. Lighting should be controlled by the design review.
- ◆ Parking and loading requirements shall be updated to include the new zoning district.
- ◆ Sign regulations would be updated to include this new zoning district.
- ◆ Landscape areas would be regulated by the existing landscape provisions which would be updated to include this new zoning district.